THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 South Gallatin Road
Madison, TN 37115

Mail

ADDRESS NEW OWNER:
DANNY E. McCOLLUM ET UX
4428 Saunders Avenue
Nashville, TN 37216
SEND TAX BILLS TO:
SINGLETON MORTGAGE CORP.
6263 Poplar Avenue
Suite 200
Memphis, TN 38119

MAP/PARCEL NUMBERS:
Map 61-3
Parcel 31

BOOK 7647 PAGE 121

The actual consideration or value whichever is greater, for this transfer is $68,500.00.

Affiant

Subscribed and sworn to me, this the 2nd day of September, 1988.

Notary Public
My Commission Expires: 5-11-92

6.5 6.7 3.

IDENTIFICATION REFERENCE

SEP 8 9 34 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and no/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, including a certain unpaid indebtedness as evidenced by a deed of trust, of record in book 5057, page 743, Register's Office for Davidson County, Tennessee, which Grantees assume and agree to hold Grantors harmless from any liability for same, the receipt and sufficiency of which are hereby expressly acknowledged, WE, RALPH E. HURST ET UX, BETTY K. HURST, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said DANNY E. McCOLLUM ET UX, DEBORAH A. McCOLLUM, hereinafter referred to as GRANTEES, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4428 Saunders Avenue, Nashville, TN 37216.

To HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their successors, heirs and assigns forever, WE covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 2nd day of September, 1988.

Ralph E. Hurst

Ralph E. Hurst

Betty K. Hurst

Betty K. Hurst

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RALPH E. HURST ET UX, BETTY K. HURST, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON TENNESSEE, on this the 2nd day of September, 1988.

Denise C. Gilley

Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: 5-11-92

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 90 on the Map of Gra-Mar Acres, Section II, of record in Book 2133, page 74, Register's Office for said County, as follows:

SAID Lot No. 90 fronts 152.25 feet on the easterly side of Saunders Avenue and runs back between lines 145 feet on the northerly line and 221.2 feet on the southerly line to a dead line in the rear, measuring 165 feet thereon.

BEING the same property conveyed to Michael L. Copas and wife, Betty W. Copas, by Warranty Deed from Donald Wayne Curry and wife, Carolyn Curry, of record in Book 5057, page 741, Register's Office for Davidson County, Tennessee. The said Michael L. Copas and Betty W. Copas were divorced on August 22, 1980, which Final Decree of 5th Circuit Court of Davidson County, Tennessee, Docket No. 80D-1695, approved a settlement agreement entered into by the parties which divested Michael L. Copas' interest in and to said property and invested said interest in Betty W. Copas. The said Betty W. Copas subsequently married Ralph E. Hurst and by quitclaim deed, of record in Book 6133, page 517, R.O.D.C.Tn., conveyed a tenancy by the entirety one-half undivided interest in and to said property to Ralph. Subsequently thereto and for the purpose of clearing title, Michael L. Copas conveyed any right, title or interest he may have had in and to said property to Betty K. Hurst, formerly Betty K. Copas, his former wife, which said deed is of record in Book 7381, page 44, R.O.D.C.Tn.

Betty W. Copas, Betty K. Hurst, formerly Copas, and Betty K. Copas are one and the same person.

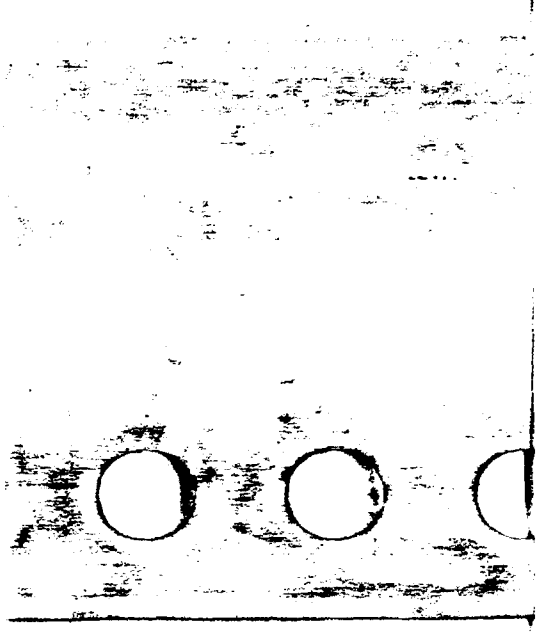
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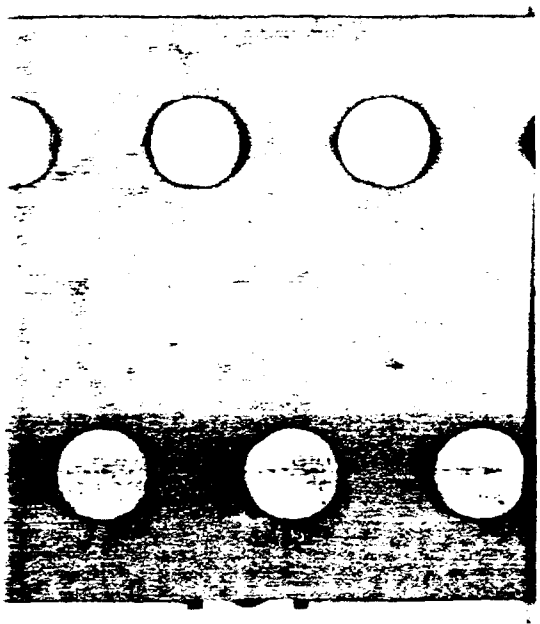
EXHIBIT "B"

1. Real property taxes for the year 1988 and all future years.

2. Restrictions of record in Book 2202, page 22, as amended in Book 2139, page 65, and book 2134, page 54, R.O.D.C.Tn.

3. Exceptions to Plat of Record in Book 2133, page 74, Register's Office for Davidson County, Tennessee, which include a 70-foot minimum building setback line from Saunders Avenue and a 10-foot public utility and drainage easement along the rear lot line.





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7647 PAGE 124

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 68500.00
CON TX 226.05
PRFEE 0.50
WDEED 9.00
TOTAL 235.55
CHECK 235.55

09/08/88 01 09:35 0001 4890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6573

IDENTIFICATION REFERENCE

SEP 8 11 35 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 131938